

3/1/10 - Monday, March 1, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of March 1, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Duax, FitzGerald, Hibbard, Larson, Kaiser, Kayser, Klinkhammer, Pearson, Seymour

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

**1. REZONING (Z-1463-10) “ TR-1A to R-3P and C-2P, Prairie Park;
PRELIMINARY CONDO PLAT (P-2-10) “ Prairie Park;
SITE PLAN (SP-1001) “ Phase 1, Prairie Park**

The chairperson of the Plan Commission presented a letter by the applicant, Jim Rooney, to postpone consideration until March 15, 2010. The location of the subject property is on the west side of Hwy. 53 and ¼ mile south of I-94.

Mr. Klinkhammer moved to approve the postponement request. Mr. Pearson seconded, the motion carried. Mr. Hibbard abstained.

2. UTILITY EASEMENT “ Nestle Property, West of Ninth Street

Mr. Genskow presented a request from the property owner, Nestle, to release a utility easement crossing the Nestle Project Redwood site. The location is on the west side of Ninth Street and south of Truax Blvd. The relocation is possible since the storm sewer was relocated to a new alignment.

Mr. FitzGerald and Mr. Duax arrived.

Mr. Hibbard recommended approval of the utility easement release. Seconded by Mr. Kayser, the motion carried.

3. DISCUSSION/DIRECTION

A. Eau Claire County Comprehensive Plan

Mr. Tufte presented the County™s Plan and the City™s proposed comments in response. The hearing is scheduled for March 23 before the County Planning and Development Committee, with County Board consideration in April. The Plan Commission previously provided comments to the towns as their plans were being developed. The City™s comments on the County™s Plan pertain to their approach, similarities, and differences.

Mr. Hibbard abstained from the discussion.

Mr. Larson, Mr. Duax, and Mr. Klinkhammer agreed that the County is not interested in controlling sprawl based off of the proposed land use plan. They said the City should speak up in strong opposition to rural sprawl.

Mr. Larson stated their needs to be more coordination in urban/rural planning between the cities, villages, towns and three area counties.

Mr. Kayser and Mr. Duax stated the City should continue to work for cooperation with the towns.

The commission advised Mr. Tufte to eliminate bullet point three in the letter and add a statement at the end pertaining to continued cooperation before sending the letter to the County™s Planning and Zoning Department.

B. Proposed Local Landmark District Designation

Mr. Tufte presented the expansion plan for the Third Ward Local Historic Landmark District. The plan coincides with the National Landmark District Plan. The neighborhood plan also calls for consideration of this expansion. The proposal does not include/affect opted-out properties. The Landmark Commission will bring up the opted-out properties at a later date.

C. Code Compliance Items

Mr. Hibbard stated there are two home business signs at the corner of Margret Street and Main Street.

Mr. Seymour stated there are garbage can screening issues at the Dill Pickle on Water Street. Mr. Tufte stated their situation is grandfathered, but new projects have to meet proper screening standards.

D. Future Agenda Items

Mr. Kayser asked to have staff discuss how neighborhood associations are formed and how they function.

Mr. Kayser and Mr. Duax asked to have a discussion on sprawl development.

4. MINUTES

The minutes of the meeting of February 15, 2010, were approved.

Joe Seymour
Secretary